

Van Lewis

From: Mark Walker <Mark@westwindmanagement.com>
Sent: Monday, March 23, 2026 10:21 AM
To: Van Lewis
Cc: Linda Hull (lrhull09@yahoo.com)
Subject: RE: HRS - policies

Hi Van,

Here is the required list of Policies under CCIOA. The enforcement and collections polices are current as of 2025 law changes.

The [Colorado Common Interest Ownership Act \(CCIOA\)](#) (C.R.S. § 38-33.3-209.5) requires Colorado Homeowners Associations (HOAs) to adopt nine specific "Responsible Governance Policies" (often called SB 100 Policies) to ensure fair operation and transparency. These mandatory policies cover collections, conflicts of interest, conduct of meetings, enforcement, records, investment, policy adoption, dispute resolution, and reserve studies.

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The 9 Required CCIOA Policies:

1. **Collection Policy:** Procedures for handling delinquent assessments (C.R.S. § 38-33.3-209.5(1)(b)(I)).
2. **Conflict of Interest Policy:** Procedures for managing board member conflicts (C.R.S. § 38-33.3-209.5(1)(b)(II)). (I do not see this one in your files)
3. **Conduct of Meetings Policy:** Procedures for board and member meetings (C.R.S. § 38-33.3-209.5(1)(b)(III)).
4. **Enforcement Policy:** Procedures for enforcing covenants and rules, including notice and hearing procedures (C.R.S. § 38-33.3-209.5(1)(b)(IV)).
5. **Records Inspection Policy:** Procedures for owners to inspect/copy HOA records (C.R.S. § 38-33.3-209.5(1)(b)(V)).
6. **Investment Policy:** Procedures for investing reserve funds (C.R.S. § 38-33.3-209.5(1)(b)(VI)).
7. **Adoption/Amendment Policy:** Procedures for adopting or changing rules and policies (C.R.S. § 38-33.3-209.5(1)(b)(VII)).
8. **Dispute Resolution Policy:** Procedures for handling disputes between the HOA and owners (C.R.S. § 38-33.3-209.5(1)(b)(VIII)).
9. **Reserve Study Policy:** Procedures for the periodic review of the association's reserve needs (C.R.S. § 38-33.3-209.5(1)(b)(IX)). (This is on the works now)

Additional Mandatory Policy

- **Privacy Policy:** While not in CCIOA, Colorado law (C.R.S. § 6-1-713) requires a policy for protecting owner and resident personal identifying information...

Thank you,

Mark Walker, CMCA®
Community Business Manager

Westwind Management Group, LLC

27 Inverness Drive East

Englewood, CO 80112

(303) 369-1800 (x123) Phone

Mark@westwindmanagement.com

www.westwindmanagement.com

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From: Van Lewis <Van@VanLewis.com>

Sent: Saturday, February 28, 2026 9:18 AM

To: Mark Walker <Mark@westwindmanagement.com>

Cc: Linda Hull (lrhull09@yahoo.com) <lrhull09@yahoo.com>; Van Lewis <Van@VanLewis.com>

Subject: HRS - thanks

Thanks for mentioning our outdated car-towing policy. There may be other policies in need of help.

Given your comment, I suspect HRS may be slightly out of touch. Please review what HRS has for present policies and procedures. Is there an "agenda" list of what we need to have by topics and document names? If so, please advise us (Linda and me) as follows:

- What they are, and in your opinion current or not
- What is needed or missing given our busy legislature, CCIOA, and DORA
- Your thoughts and observations

I am seeking "transparency" for the HRS community and want to post "as much as reasonably possible" on its own website. We have started doing that now disclosing our current insurance policy and other documents and certificates.

I have confirmed that our attorney, David Graf, will be at our March 26, 4 pm meeting. I would like to make maximum use of his visit to update and educate the board, discuss the two resolutions, and present other documents for us to approve (such as an updated towing policy). A checklist by you of needed documents would help accomplish that goal.

Lastly, please include Linda in ALL correspondence with me and visa-versa. We keep ourselves up to date by doing that. Thanks Van

